

**EAST ROSEDALE STREET IMPROVEMENTS
PARCEL No. 3
CITY PROJECT No. 00142
3636 EAST ROSEDALE STREET
LOT 1 AND LOT 2, BLOCK 13, A.S. HALL ADDITION
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

EXHIBIT "A"

Being a 0.034 acre tract of land out of Lot 1 and Lot 2, Block 13 of A.S. Hall Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 791, Page 301 of the Plat Records of Tarrant County, Texas, said 0.034 acre tract of land being out of a tract of land deeded to Yesenia Garza Villalpando and Jose G. Villalpando as recorded in County Clerk's File No. D209044366 of the Deed Records of Tarrant County, Texas, said 0.034 acre tract of land being more particularly described as follows:

COMMENCING at a 3/4 inch iron found for the most westerly corner of said tract of land deeded to Yesenia Garza Villalpando and Jose G. Villalpando, said 3/4 inch iron rod being the northeast corner of a tract of land, deeded to Bong Ho Kim as recorded in County Clerk's File No. D206028897 of said Deed Records of Tarrant County, Texas, said 3/4 inch iron rod also being in the existing southeasterly right-of-way line of East Rosedale Street (an 80.0' right-of-way), from which a "Y" in concrete found for the southwest corner of said tract of land deeded to Yesenia Garza Villalpando and Jose G. Villalpando bears South 27 degrees 40 minutes 56 seconds East, a distance of 70.14 feet, said "Y" in concrete being the southeast corner of said tract of land deeded to Bong Ho Kim, said "Y" in concrete also being in the existing north right-of-way line of Avenue F (a 60.0' right-of-way); **THENCE** North 58 degrees 05 minutes 13 seconds East, with the northwesterly line of said tract of land deeded to Yesenia Garza Villalpando and Jose G. Villalpando and with the existing southeasterly right-of-way line of said East Rosedale Street, passing at a distance of 26.19 feet, a point in the east line of Lot 3 of said Block 1, said point being in the west line of said Lot 2, said point also being the southwest corner of a tract of land deeded to the City of Fort Worth as recorded in Volume 1273, Page 309 of said Deed Records of Tarrant County, Texas, in all, a distance of 48.31 feet to a point for the southwest corner of a tract of land deeded to the City of Fort Worth as recorded in Volume 6453, Page 190 of said Deed Records of Tarrant County, Texas, said point being the beginning of a curve to the right having a radius of 473.00 feet, a central angle of 03 degrees 27 minutes 28 seconds, and whose chord bears North 59 degrees 45 minutes 29 seconds East, a distance of 28.54 feet; **THENCE** with said curve to the right, with the northwesterly line of said tract of land deeded to Yesenia Garza Villalpando and Jose G. Villalpando, with the existing southeasterly right-of-way of said East Rosedale Street, and with the southeasterly line of said tract of land deeded to the City of Fort Worth as recorded in Volume 6453, Page 190 of said Deed Records of Tarrant County, Texas, an arc length of 28.55 feet to an "X" set in concrete for the **POINT OF BEGINNING** of the herein described 0.034 acre tract of land, said "X" set in concrete being the intersection of the existing southeasterly right-of-way line of said East Rosedale Street with the proposed southeasterly right-of-way line of said East Rosedale Street, said "X" set in concrete being the beginning of a curve to the right having a radius of 473.00 feet, a central angle of 02

degrees 26 minutes 16 seconds, and whose chord bears North 62 degrees 45 minutes 31 seconds East, a distance of 20.12 feet;

THENCE with said curve to the right, with the northwesterly line of said tract of land deeded to Yesenia Garza Villalpando and Jose G. Villalpando, with the existing southeasterly right-of-way of said East Rosedale Street, and with the southeasterly line of said tract of land deeded to the City of Fort Worth as recorded in Volume 6453, Page 190 of said Deed Records of Tarrant County, Texas, passing at an arc length of 7.29 feet, a point in the east line of said Lot 2, said point being in the west line of said Lot 1, in all, an arc length of 20.12 to a point for the northeast corner of said tract of land deeded to the City of Fort Worth as recorded in Volume 6453, Page 190 of said Deed Records of Tarrant County, Texas, said point being in the southeasterly line of said tract of land deeded to the City of Fort Worth as recorded in Volume 1273, Page 309 of said Deed Records of Tarrant County, Texas;

THENCE North 69 degrees 45 minutes 13 seconds East, with the northwesterly line of said tract of land deeded to Yesenia Garza Villalpando and Jose G. Villalpando, with the existing southeasterly right-of-way line of said East Rosedale Street, and with the southeasterly line of said tract of land deeded to the City of Fort Worth as recorded in Volume 1273, Page 309 of said Deed Records of Tarrant County, Texas, a distance of 28.78 feet to a point for the most northerly northeast corner of said tract of land deeded to Yesenia Garza Villalpando and Jose G. Villalpando, said point being the west corner of a tract of land deeded to the City of Fort Worth as recorded in Volume 6453, Page 190 of said Deed Records of Tarrant County, Texas;

THENCE South 55 degrees 15 minutes 22 seconds East, with the northeasterly line of said tract of land deeded to Yesenia Garza Villalpando and Jose G. Villalpando, with the existing southeasterly line of said East Rosedale Street, and with the southwesterly line of said tract of land deeded to the city of Fort Worth as recorded in Volume 6453, Page 190 of said Deed Records of Tarrant County, Texas, a distance of 14.00 feet to a point for the most easterly northeast corner of said tract of land deeded to Yesenia Garza Villalpando and Jose G. Villalpando, said point being the south corner of said tract of land deeded to the City of Fort Worth as recorded in Volume 6453, Page 190 of said Deed Records of Tarrant County, Texas, said point also being the intersection of the existing southeasterly right-of-way line of said East Rosedale Street with the existing west right-of-way line of Ayers Avenue (a variable width right-of-way);

THENCE South 00 degrees 15 minutes 58 seconds East, with the east line of said tract of land deeded to Yesenia Garza Villalpando and Jose G. Villalpando and with the existing west right-of-way line of said Ayers Avenue, a distance of 71.17 feet to an "X" set in concrete for the intersection of the existing west right-of-way line of said Ayers Avenue with the proposed southwesterly right-of-way line of said East Rosedale Street, said "X" set in concrete also being the beginning of a non-tangent curve to the left having a radius of 185.50 feet, a central angle of 09 degrees 02 minutes 48 seconds, and whose chord bears North 20 degrees 37 minutes 50 seconds West, a distance of 29.26 feet;

THENCE with said non-tangent curve to the left and with the proposed southeasterly right-of-way of said East Rosedale Street, an arc length of 29.29 feet to an "X" set in concrete for the beginning of a compound curve to the left having a radius of 85.50 feet, a central angle of 19 degrees 06 minutes 17 seconds, and whose chord bears North 34 degrees 42 minutes 23 seconds West, a distance of 28.38 feet;

THENCE with said compound curve to the left and with the proposed southeasterly right-of-way line of said East Rosedale Street, an arc length of 28.51 feet to an "X" set in concrete for the beginning of a compound curve to the left having a radius of 30.50 feet, a central angle of 40 degrees 06 minutes 33 seconds, and whose chord bears North 64 degrees 18 minutes 48 seconds West, a distance of 20.92 feet;

THENCE with said compound curve to the left and with the proposed southeasterly right-of-way of said East Rosedale Street, an arc length of 21.35 feet to an "X" set in concrete for the beginning of a compound curve to the left having a radius of 70.50 feet, a central angle of 09 degrees 17 minutes 00 seconds, and whose chord bears North 89 degrees 00 minutes 35 seconds West, a distance of 11.41 feet;

THENCE with said compound curve to the left and with the proposed southeasterly right-of-way of said East Rosedale Street, passing at an arc length of 4.97 feet, a point in the west line of said Lot 1, said point being in the east line of said Lot 2, in all, an arc length of 11.42 feet to the **POINT OF BEGINNING**, and containing 1,478 square feet or 0.034 acres of land, more or less.

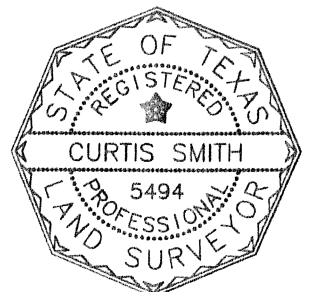
Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) R.O.W. markers along proposed right-of-way line are 5/8 inch iron rod set with blue cap stamped "GORRONDONA" unless otherwise noted.
- (3) Bearings are referenced to the Texas Coordinate System, NAD-83, The North Central Zone 4202, all distances and areas shown are surface.

Date: May 1, 2012



Curtis Smith
Registered Professional Land Surveyor
No. 5494



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 69°45'13"E	28.78'
L-2	S 55°15'22"E	14.00'
L-3	S 00°15'58"E	71.17'

EXHIBIT "B"

PARCEL No. 3

CITY OF FORT WORTH
VOLUME 1273, PAGE 309
D.R.T.C.T.

CITY OF FORT WORTH
VOLUME 6453, PAGE 190
D.R.T.C.T.

EAST ROSEDALE STREET
(80.0' RIGHT-OF-WAY)

P.O.C.
FND 3/4"IR

P.O.B.

SET "X" CUT
SEE DETAIL "A"

SET "X" CUT
PROPOSED
RIGHT-OF-WAY

EXISTING
RIGHT-OF-WAY

**RIGHT-OF-WAY
ACQUISITION AREA**
1,478 SQ. FT. OR
0.034 ACRES

BONG HO KIM
C.C.F. No. D206028897
D.R.T.C.T.

LOT 2
YESENIA GARZA VILLALPANDO
AND JOSE G. VILLALPANDO
C.C.F. No. D209044366
D.R.T.C.T.

BLOCK 13
A.S. HALL ADDITION
VOLUME 791, PAGE 301
P.R.T.C.T.

AYERS AVENUE
(A VARIABLE WIDTH RIGHT-OF-WAY)

NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT
2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED

FND "Y" IN
CONCRETE

EXISTING
RIGHT-OF-WAY

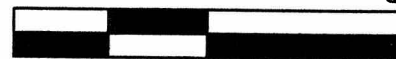
AVENUE F
(60.0' RIGHT-OF-WAY)

DETAIL "A"
NOT TO SCALE

CITY OF FORT WORTH
VOLUME 6453, PAGE 190
D.R.T.C.T.



30 15 0 30



SCALE IN FEET

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	473.00'	03°27'28"	N 59°45'29"E	28.54'	28.55'
C-2	473.00'	02°26'16"	N 62°45'31"E	20.12'	20.12'
C-3	185.50'	09°02'48"	N 20°37'50"W	29.26'	29.29'
C-4	85.50'	19°06'17"	N 34°42'23"W	28.38'	28.51'
C-5	30.50'	40°06'33"	N 64°18'48"W	20.92'	21.35'
C-6	70.50'	09°17'00"	N 89°00'35"W	11.41'	11.42'

NOTE:

ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.



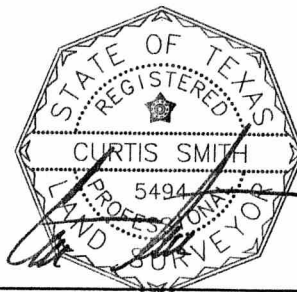
City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING

RIGHT-OF-WAY ACQUISITION
OUT OF
LOT 1 AND LOT 2, BLOCK 13

OF
A.S. HALL ADDITION
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN
VOLUME 791, PAGE 301
PLAT RECORDS OF TARRANT COUNTY, TEXAS



PROJECT: EAST ROSEDALE STREET IMPROVEMENTS CITY PROJ. No. 00142

ACQUISITION AREA: 1,478 SQUARE FEET OR 0.034 ACRES

JOB NO. FNI_1201.00

DRAWN BY: SMP

CAD FILE: FNI_1201.00_3ROW.DWG

CURTIS SMITH

DATE: MAY 1, 2012

EXHIBIT B PAGE 1 OF 1

SCALE: 1" = 30'

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768